

City of Scottsdale

**Quality Submittal
Guidelines**

For

Custom Homes on
Undeveloped Property



TO: Home Designers and Builders

FROM: Development Services

**RE: MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR
SINGLE-FAMILY DWELLINGS**

The City of Scottsdale will not accept incomplete plans for compliance review of single family dwellings

The Development Services Unit will require all single family residential plans submitted for first review to meet minimum submittal requirements, including engineered truss designs when applicable. A ***plan submittal check sheet*** will be used to determine whether plans are complete for review.

Incomplete submittals absorb unnecessary plan review and customer time. Deficient plan information provides insufficient opportunity for plan review comments. Consequently , such plans are rejected and will not receive correction comments until the second submittal, requiring a third submittal for approval before building permit issuance.

By establishing minimum submittal requirements, we hope to reduce the number of plan resubmittals.

Attachment: Minimum Plan Submittal Check Sheet.



MINIMUM PLAN SUBMITTAL REQUIREMENTS SINGLE-FAMILY DWELLINGS

We request the following minimum documents be submitted to ensure a thorough and complete first review. Incomplete submittals will not be accepted. Please provide a check for each item below to ensure the completeness of plans before submittal.

CUSTOM HOME SUBMITTAL ON UNDEVELOPED PROPERTY

ONE (1) COMPLETE SET OF PLANS REQUIRED FOR:

- ☐ 1. ***BUILDING/FIRE REVIEW WITH ENGINEERED SITE PLAN ATTACHED.***
(Note: Separate Fire Sprinkler Plan must be submitted for review.)
 - ☐ A. Material specifications
 - ☐ B. Drawn to legible scale (preferred: 1/4" scale for plans, sections/elevations; 1/2" or larger for details).
 - ☐ C. Dimensioned floor plan to include:
 - ☐ 1. *Electrical:* receptacles, switches, lights, meter box, smoke detectors, exhaust fans
 - ☐ 2. *Plumbing/Mechanical:* Show location of water heaters, kitchen/laundry appliances and A/C equipment. Indicate whether appliances and equipment are supplied by electricity, natural gas or propane gas.
 - ☐ D. Foundation plan and details.
 - ☐ E. Exterior elevations of all sides and sectional drawings indicating openings, materials and details
 - ☐ F. Framing plans with the following
 - ☐ 1. When trusses are used, provide two complete sets of engineered truss designs sealed by an Arizona licensed engineer and keyed to framing plan; or Truss waiver certificate signed and sealed by the licensed "architect or engineer of record" who sealed the plans for the structural design of the overall building (plans & waiver must be sealed by the same architect or engineer.)
 - ☐ 2. Structural Details.
 - ☐ G. Soils report, or soils waiver form.
 - ☐ H. Water meter calculation sheet.
- ☐ 2. ***PLANNING/ENGINEERING REVIEW:***
 - ☐ One (1) elevation sheet(s) showing and calling out the height from lowest floor to maximum height of roof. (ridge/parapet)

MINIMUM PLAN SUBMITTAL REQUIREMENTS
SINGLE FAMILY DWELLINGS
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- ☐ One (1) floor plan
- ☐ One (1) foundation plan.
- ☐ Four (4) engineering site plans 24" x 36" (Only size that can be submitted) as stated below.
- ☐ If the subdivision has an approved grading and drainage plan showing lowest floor elevation, four (4) architectural site plans stamped by the architect may be submitted.
- ☐ If any dedications (R.O.W., NAOS, Drainage) occur on the property please provide the following:
 - Complete/Current Title Policy/Report (no older than 3 months that includes schedule A & B)
Caution: The City does not accept a Warranty Deed or a Commitment for Title.
 - The appropriate dedication forms signed and notarized by all owners.(NOTE-Documents provided must be originals for County recordation process.
 - The appropriate consent forms signed and notarized by all beneficiaries as listed in Schedule B of Title Report.
 - Complete legal description and exhibit for all dedications.
- ☐ --City of Scottsdale 404 Certification Form.

****Reference Section 1.3 of the City of Scottsdale Design Standards and Policies****
****Manual for complete SFR requirements.****

MINIMUM REQUIREMENTS FOR SITE PLAN SUBMITTAL

- ☐ 1. Site Data including complete legal description, zoning, ¼ section, address, and subdivision and lot number. If City of Scottsdale has not assigned an address to the site, please contact Carla Isenhardt at (480) 312-7115.
- ☐ 2. Location of proposed building on lot, bearings, dimensioned setbacks, both required and actual, from property line, and any other building/structure including walls.
- ☐ 3. Locate all NAOS easements, existing and proposed.
- ☐ 4. Provide all native plant information from approved City of Scottsdale salvage contractor.
- ☐ 5. Vicinity / location map.
- ☐ 6. Show topography (existing and proposed) including any drainage facilities.
- ☐ 7. All custom lot submittals **may require** a drainage report for the specific lot.
- ☐ 8. Federal Emergency Management Agency (FEMA) block shall be completed, and lowest floor elevation called out on plan. (This information can be obtained at the Records Department, 480-312-2356).
- ☐ 9. Show all existing & proposed utility main and service line locations & denote utility type.
- ☐ 10. Show all existing & proposed easements, right-of-ways, and tracts.
- ☐ 11. If using septic system, show and callout on plan, and provide a copy of septic permit issued by Maricopa County Health Department.

- ☐ 12. Note: ***“All A/C and mechanical equipment shall be screened a minimum of one foot above the highest point of the equipment”.***
- ☐ 13. Natural Area Open Space Easement Form to be signed by owner(s) and notarized. Return notarized original.
- ☐ 14. Notarized original Consent to Easement form completed by the beneficiary as listed in Schedule B of the title report, if there are any liens or loans on the property.
- ☐ 15. Provide policy of title insurance/title report to show proof of ownership of property and any liens/encumbrances against property.

NOTICE

EFFECTIVE IMMEDIATELY

All site plans must reflect the following information as of 11/12/03:

Linear Footage of Fences (Non-retaining)

Linear Footage of Retaining Walls

Linear Footage of Retaining Walls with Fences on top.

This information must appear on all plans that are submitted to the City of Scottsdale showing any fences, retaining walls or combination thereof.

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NATIVE PLANT CHANGES APPROVED BY CITY COUNCIL



Revisions will be enforced beginning April 20, 2000

March 21, 2000

The Scottsdale City Council unanimously approved case number 11-TA-99 allowing the protected height of all presently protected cacti to be lowered from 6' to 3'. PLEASE NOTE: **All native plant inventories submitted on or after April 20th must reflect the Native Plant Code Amendment revisions.** All inventories must be prepared to reflect the following list of approved changes:

- Saguaro, Barrel, Ocotillo, and Soap tree Yucca species must be inventoried at a height of 3' and taller.
- The Canyon Hackberry, *Celtis reticulata* has been replaced with the Desert Hackberry, *Celtis Pallida*.
- The Red Barberry, *Berberis haematocarpato* shrub and the Desert Night-Blooming Cereus, *Peniocereus greggii* cactus have been added to the list of protected plants.
- Native plant permits will be issued only in conjunction with an existing or proposed development, to prevent the unnecessary removal of native plants.
- The maximum native plant permit fees have been eliminated to unify the fee structure for both large and small projects.

In addition to the approved text amendment, efforts have been made to establish a voluntary "small plant salvage program". This program will encourage landowners, developers, salvage contractors, plant nurseries, other landscape professionals, and non-profit organizations to work together to salvage smaller cacti and plants that are not required to be protected by the City regulations. If you wish to be placed on the Supplemental Plant Salvage Contractor list, or if you have questions, please contact Wendy Hardy, Native Plant Program Coordinator, at (480) 312-7938.

SINGLE FAMILY NATIVE PLANT SUBMITTAL REQUIREMENTS

1. Provide Salvage information on grading and drainage/site plan including City-approved salvage company and the location by tag number of each plant which is required to be protected per the Native Plant Ordinance.

-OR-

Three (3) copies of the 8 ½ x 11 plant inventory assessment performed by a City of Scottsdale approved salvage contractor (which corresponds to the tag number on the site plan) indicating the following:

- a) Plant type
 - b) Plant size in caliper inches / height
 - c) Plant salvageability
 - d) Whether the plant will remain in place, be moved to another location, or be destroyed♦
2. Plant materials shall be tagged in the field for City Staff review with the following:
 - a) Plastic tape to correspond to the determinations made in 3.d. above:
 - ♦ White tape - remain in place
 - ♦ Red tape - moved to another location
 - ♦ Blue tape - destroyed
 - b) Tag numbers that correspond to the site plan and to the plant inventory
 - c) Tag number is to be transferred to the side of the box when side boxing is completed

♦Any plant which is destroyed must have an explanation detailing why the plant cannot remain in place or be moved

NATIVE PLANT SALVAGE CONTRACTORS WITH ACCEPTABLE METHODOLOGIES ON FILE WITH THE CITY OF SCOTTSDALE

The following list of contractors have submitted salvage methodologies for native plant salvage and relocation. While the salvage of native trees is still somewhat experimental, their methodologies have received approval for use within the City of Scottsdale. A company must be on the Native Plant Salvage Contractors list before they will be allowed to conduct native plant inventories and salvage protected native plants within Scottsdale. Contractors wishing to be placed on this list may contact the City's Planning & Development Office at (480) 312-7000 for further information. This list is offered as a courtesy and does not constitute an endorsement of any of the contractors listed.

	Tax #	Phone #
1. A Great Southwest Tree Spade LLC (spade) +	912511	480-483-8355
2. Agave Environmental Contracting	120268	602-437-4077
3. AridScape Concepts * +	858783	480-609-1221
4. Arizona Site Prep, Inc. +	858621	480-226-9548
5. Arizona's Best Native Plant Care	131407	480-948-7501
6. AZ Big Tree Movers (spade)	903229	602-370-5667
7. AZ Native Plant Specialists – (spade)	858138	480-860-8568
8. BarbaRosa's Cactus - cactus relocators +		623-582-8555
9. Bear Roots, Inc.	902540	623-572-8329
10. Black Eagle Nurseries and Maintenance, Inc.* +	885253	602-323-1558
11. Carefree Cactus Gardens (cacti under 9')	132221	480-502-2672
12. CKN Inc.	884554	623-535-7356
13. Complete Custom Development, Inc.	142045	480-860-2058
14. Desert Restoration and Development +	143113	480-595-8054
15. Desierto Verde* +	109525	480-820-2970
16. DLN Landscaping	122534	602-588-9720
17. Earth Care - cactus relocators +	134994	480-488-2915
18. EnviroScape Designs	893518	480-205-5562
19. Evergreen Lawn Sprinklers	100407	602-243-1106
20. Gothic Landscaping Inc.	131088	602-470-1711
21. Harris & Sons - tree relocators (spade)	138198	602-863-9336
22. Horizon West Landscape, LLC	881241	623-386-6194
23. Indigenous Landscape Systems, Inc.	137914	602-867-8831
24. John Hancock Tree Relocation, LLC	894696	480-833-0655
25. Native Arizona Landscaping, Inc.	143551	480-563-7562
26. Native Landscape Development * +	887196	480-575-1229
27. Native Resources International * +	131603	623-869-6757
28. Natural Habitat Inc.+	880704	480-488-9088
29. Pinnacle Paradise Inc.	100906	480-563-5191
30. Renaissance Exterior Development	110367	480-585-7830
31. Sonoran Desert Designs * +	100799	480-595-6400
32. Stafos Cactus – cactus relocators	127383	602-943-7551
33. Sun Valley Landscape	124944	480-898-0533
34. Trademark Landscape	134510	602-866-7100
35. Tree Relocators, Inc. – (spade) * +	124013	480-947-6118
36. Tree Transplanter & Mover +	858138	480-844-8978
37. Woody's Landscaping, LLC	144135	602-868-6232

* Companies that have CAD software capabilities

+ Companies that do inventory work for single family home

Please visit www.ScottsdaleAz.gov/codes/nativeplant

2003 INTERNATIONAL RESIDENTIAL CODE Building Code Plan Review Checklist

http://www.scottsdaleaz.gov/bldgresources/Forms/2003_IRC_PLAN_REV_CHECKLIST.pdf

CONSTRUCTION DOCUMENTS MINIMUM DESIGN GUIDELINES

TABLE R301.2 (1).

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY ^{4,g}	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP ^f	FLOOD HAZARDS ^h
	Speed ^e (mph).		Weathering ^a	Frost line depth ^b	Termite ^c	Decay ^d		
0	90 Exposure C	C	Negligible	12 inches	Moderate to heavy	None to slight	34 degrees	

BUILDING CODE DESIGN DATA

All construction within Scottsdale shall comply with the following codes and amendments per their adopting ordinances:

2003 International Building Code	(ord. # 3505)
2003 International Residential Code	(ord. # 3505)
2003 International Mechanical Code	(ord. # 3506)
2003 International Fire Code	(ord. # 3507)
1994 Uniform Plumbing Code	(ord. # 2785) IAPMO
1999 National Electrical Code	(ord. # 3413)

APPLICANT: Correct plans where the following items have been checked.

- ☐ Provide Civil Site plan.
- ☐ Refer to plan set for red lines. Correct plans as marked or submit equivalent alternate corrections.
- ☐ Indicate the sheet number of your corrections next to the items circled on these sheets.
- ☐ IRC sections indicated are for your convenience in detailing code requirements.
- ☐ Do not quote code IRC Sections in lieu of providing plan set notes and revised details.
- ☐ **IMPORTANT:** Please return all documents indicated on the Resubmittal Checklist.
- ☐ Plan set is incomplete. Next submittal may require additional review(s).
- ☐ Plans must be readable and to "scale".
- ☐ Specification books on Single Family Plan checks are not acceptable.
- ☐ Place all required notes on the drawings.
- ☐ Provide a True North Arrow and an Orientation North Arrow on site plans and floor plans.

2003 INTERNATIONAL RESIDENTIAL CODE

Building Code Plan Review Checklist

A. Standard Plans

1. Provide a soils report and a compaction tests for the subdivision.
2. Per the soils report provide over-excavation and / or re-compaction for foundations and slabs on grade.
3. Place the following notes in **bold type** on the foundation plan and floor plan sheets:
 - a. This standard plan is not approved for locations within 3 feet of an adjacent property line. (NOTE: Zoning setbacks or Design Review Board stipulations may be more restrictive.) (R302.1)
 - b. Projections shall not extend more than 12" into the areas where openings are prohibited.
 - c. Overhangs and projections within 3' of the property line shall be of one-hour fire resistive construction.
 - d. Eaves over required bedroom egress windows shall not be less than 30" from the side and rear property lines.
4. Provide a continuous 3' wide path of travel from all bedroom egress windows to a public way.
5. Show minimum allowable dimensions from stem wall to property lines on foundation plan.
6. Remove all parcel/lot specific information from plan set. (i.e. site plan).

B. Additions/ Alterations/ Remodels

1. Provide scope of work.
2. Provide separate existing and demolition plans.
3. Clearly identify throughout, existing vs. new vs. remodeled area.
4. Complete and return fire sprinkler worksheet. [Link](#).
5. Address smoke detectors throughout house with additions/alterations/remodels. (F313.1 *amended*, R313.1 *amended*).

C. Site Plan

1. Provide a complete civil grading and drainage site plan. (R321.1).
2. Provide a complete legal description.
3. Provide project address.
4. Provide Maricopa County Assessor Parcel Number.
5. Show location of structure(s) with set back dimensions on civil site plan. (R321.1).
6. Provide lineal footage of fences and retaining walls.
7. Show location of all fences and retaining walls on site plan.

8. Reference on site plan, structural details for each retaining wall and fence.
9. Provide structural calculations for retaining walls. City of Scottsdale, Administrative Policy 96-6.
10. Show sewer tap location at street. (UPC 710.1).
11. Show and identify next upstream manhole rim location and elevation, address backwater valve. (UPC 710.1).
12. If septic system, provide copy of septic system permit application from Maricopa County. (UPC 305.2).
13. Address pool barrier requirements. (2003 IRC, AG103.1).
14. Provide minimum 3-foot wide, minimum 60-inch high, out-swinging, self-closing gate. (AG103.1).
15. Provide 36" guardrails at change in elevations that are greater than 30".

D. GREEN BUILDING

1. Provide a separate plan sheet listing the minimum 26 "green" building requirements and the options selected from the 150 available. Include the points permitted for each selection and a total summary (minimum 56 points).
2. Include the "green" building requirements in the plan design, notes and details, (i.e. borated wood plates in lieu of P.T. plates, non-solid sawn lumber, etc).
3. Provide the most current Testing or Evaluation Report for the Building Product(s), i.e. Rastra, Eco-block, Tech-Block, Etc.
4. Incorporate Designs, Details, Instructions and Requirements from the Evaluation Report(s) onto the plans and reference where applicable.
5. Place the following note in large text on the Plan Sheets (Floor, Foundation, Roof Framing):

NOTE: To maintain "Green Building" status, separate "Green Building" inspections are required prior to covering work.



E. Floor plans

a) Doors and Windows

1. Provide a solid...self-closing, self-latching door between residence and garage. (R309.1 *amend.*).
2. Provide landing on outside of exterior doors. (R311.4.3).
3. Doors shall not open directly between a sleeping room and a garage. (R309.1).
4. Show type of shower enclosure. (R307.2, 308.4).
5. Shower doors shall have safety glazing and shall swing out. (R308.4).
6. Provide and identify all required safety glazing. (R308).
7. Indicate emergency escape and rescue openings in basements and bedrooms. (R310.1).
8. Show direction of door swing. (R311.4.3 *amended*).
9. Show size of each window and type of operation. (R303.1, 310.2).
10. Show type of structural silicone for butt-glazed windows. (Interpretation 98-11).
11. 15% glazing or less provide U-factor 0.60 and Solar Heat Gain Coefficient (SHGC) 0.40
12. 25% glazing or less provide U-factor 0.45 and SHGC 0.40
13. Opaque doors separating conditioned and unconditioned space shall a maximum U-factor 0.35

b) Light and Ventilation

1. Provide required natural light for habitable rooms (R303.1).
2. Provide required natural ventilation for habitable rooms (R303.1).
3. Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room, and kitchen, ducted direct to outside. (R303.2 *amended*, M1506, Table 1506.3).
4. Provide attic ventilation per (R806.1)

c) Stairways, handrails, guardrails

1. Show handrail, notes and dimensions where required (R311.5.6-311.5.6.3).
2. Show guardrails where required. (R312.1, .2).
3. Provide a floor or landing at the top and bottom of each stairway. (R311.5.4).
4. Provide code complying stairways, address tread and riser dimensions per type of stairway. (R311.5).
5. Provide stairway illumination per (R303.6)

d) Fire Places/Gas Appliances

1. Provide manufacture, model number and ICBO/ICC report or equal for each fireplace. (R1002, 1004, 1005).

2. Provide a permanently installed approved gas log set. (R1004.4).
3. An unvented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127. (R1004.4).
4. Decorative shrouds shall not be installed at the termination of chimneys of factory-built fireplaces except where listed and labeled for such use. (R1004.3)
5. Provide outside combustion air for fireplaces located in bedrooms. (R1005.1.1).

e) Mechanical Equipment

1. Show mechanical equipment and water heaters on 18-inch platform if placed in garage or room with direct access to garage. (M1307.3 *amended*).
2. Provide combustion air and show hi and low vent sizes for gas fuel appliances located in *confined* spaces. (M1702.2, M1703.2).
3. Provide and reference approved detail for gas piping to gas island cooktop.
4. Provide kitchen exhaust fan vented direct to outside. (M1505.6, Table 1506.3)
5. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection. (Section R106.1.2).
6. Provide minimum 78% AFUE (Annual Fuel Utilization Efficiency) for gas heating equipment.
7. Provide minimum 12 SEER (Seasonal Energy Efficiency Ratio) for air conditioning equipment.
8. Duct insulation when located in conditioned space minimum R-5 and outside conditioned (such as attic) space minimum R-8.

e) General Floor Plan

1. Show ceiling heights for all rooms, spaces and hallways. (R304).
2. Show minimum clearances from centerline of water closets to finished wall, cabinets, and other plumbing fixtures. (UPC 408.5).
3. Gypsum Board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" **sag-resistant gypsum ceiling board**. Table R702.3.5 (d).

f) Energy/Insulation Requirements

1. Walls with 15% glazing or less require minimum R-30 ceilings, R-13 walls. (Table N1102.1 *amend.*)
2. Walls with 16% to 25% glazing or less require minimum R-38 ceilings, R-19 walls. Table N1102.1 *amend.*
3. Complete and return energy compliance worksheet or equal report.

g) Manufacturers' Installation Instructions

1. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection (R106.1.2)
2. RANGES AND COOKTOPS: Show note on plans.
-Provide a listed and approved range and/or cooktop unit installed in accordance with the listing and with the manufacturer's installation instructions. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS-.

F. Shearwall Plan

1. Provide a complete shearwall plan and reference a shearwall schedule at each shearwall location. (R602.10).
2. Provide a complete shearwall schedule, including anchor bolts, holdowns, studs and spacing, sheathing and nailing. (Table 602.3(1))
3. Address 'alternate braced wall panels' per (R602.10.6).
4. Coordinate post locations with holdowns on foundation plan. (R602.11.1).
5. Show and identify each required holdown on foundation plan.
6. Show anchor bolt sizes and spacing. (R403.1.6, 403.1.6.1).

G. Elevation Plan

1. Provide minimum of four elevation drawings of building, typical front, back, left, right.
2. Show building heights and dimensions.
3. Show and label all exterior building materials. (R703).
4. Show manufacture, model number and ICBO/ICC/NER Report Number for stucco, roof materials, stone veneer. (R703.7).
5. Show weepscreed with notes or detail at typical exterior wall and at stone veneer locations. (R703.6.2.1).
6. Provide weather flashing/proofing and exterior wall penetrations/openings. (R703.1, 703.2, 703.8).
7. Label all safety/Temp glazing on each elevation. (R308).

H. Sections

1. Provide minimum two building cross sections.
2. Cut cross-sections on foundation, floor and roof framing plans.
3. Show required fire blocking on each section. (R602.8).
4. Show height dimensions on each section.
5. Label all rooms, spaces, and hallways on each section.
6. Provide and reference/key structural details for critical connections for cross-sections.

I. Wall Construction

1. Provide a cross section detail and wall legend for each type of wall.
2. Callout exterior materials, including, stucco system, lath, building paper, foam, and sheathing where required. (R703).
3. Specify on plans, interior wall materials. (R702).
4. Address required pressure treated bottom sill plates (R320.1).
5. Specify on plans, interior wall construction, coverings, and backings for tile and in wet locations. (R702).
6. Provide weepscreed and dimensions from soil and paved surfaces. (R703.6.2.1).
7. Provide nailing schedule. (R602.3 (1)).

J. Foundation Plan

1. For single-family custom submittal, provide a soils report or a soils waiver, signed by owner.
2. Provide a complete fully dimensioned and detailed foundation plan.
3. Show isolated footing dimensions, and reinforcing. (Table R403.1).
4. Show note: Exterior and interior footings shall bear minimum 18 inches below undisturbed soil or engineers certified compacted fill. (Table R 403.1).
5. Show required reinforcing steel for all footings and stem. (Table R 403.1).
6. Reference a complete set of structural details, footing, stem, turndown, pad footing, post at stem...
7. Clearly show, dimension and detail interior footings and shearwall footings.
8. Clearly show each required post location on foundation plan, coordinate with shearwall and roof framing plans.
9. Clearly show and label each required holdown on foundation plan. (R403.1.6).

10. Show and detail building retaining walls and basement and foundation walls.
11. Provide any/all slab elevations.
12. Clearly identify interior bearing wall footing.

K. Floor and Roof Framing Plans

1. Provide a complete fully detailed floor and/or roof-framing plan. (R106 amended).
2. Clearly identify all framing members, including posts/columns, headers, beams, joists, and trusses. (R106 amended).
3. Provide floor/ceiling assembly DRAFTSTOPPING per (R502.12).
4. Clearly show each required post and size, coordinate with foundation plan.
5. Show and identify posts from above framing.
6. Show floor-to-floor tie, mechanical connectors.
7. Clearly show and identify all truss/joist hangers.
8. Clearly show and identify beam to post mechanical connectors.
9. Clearly show and key detail reference(s) for each beam to post, beam-to-beam, girder to beam connections.
10. Detail typical truss/joist to wall, beam, girder connections.
11. Locate and **key each truss** on roof/floor framing plan per truss manufacturer layout sheet.
12. If pre-qualifying conditions are met, provide a completed truss waiver.
13. Show lateral full height blocking at bearing points for joists, rafters and trusses.
14. Framing details shall reflect types of framing members, trusses flat and sloped, I-joists, dimension lumber rafters...
15. Show stair mechanical attachment at top and bottom.
16. Framing members to accommodate masonry fireplace clearances to combustibles. (1005.15)
17. Provide seismic strap per (R1003.4, .4.1).
18. Framing members to accommodate mechanical equipment requirements if installed in attic.

L. Structural Calculations

1. Provide the following structural engineering calculations:
 - a. Gravity loads analysis.
 - b. Lateral loads analysis.
 - c. Retaining wall calculations per policy #96-6.
 - d. Provide special inspections per (IBC Ch. 17).

M. Masonry Construction

1. General Masonry Construction (R606)
2. Glass Block Masonry (R610)
3. Insulating Concrete Form (R611)

N. Electrical Plan

1. Provide a complete Electrical Plan. (R106 amended).
2. Provide fully noted plan showing, all required receptacles, light fixtures, switches, exhaust fans, smoke detectors, service panels and sub-panels. (E3603, E3603.2 amended, E3801.1, E3802).
3. Provide notes and symbols legend.
4. Show and label all required GFCI and WP/GFCI receptacles. (E3802.8, .9).
5. Show and label all required AFCI receptacles in bedrooms. (E3802.11).
6. Show and label all WP/DP lighting fixtures as SUITABLE FOR WET OR DAMP LOCATIONS accordingly. (E3903.8).
7. Show and label all smoke detectors. (F313.1 *amended*, R313.1 *amended*).
8. Provide **IC** rated recessed light fixtures installed in insulated ceilings. (NEC 110-3(b), 41-66(b)).
9. Provide a UFER ground encased in concrete footing. (E3508.1.2).
10. For Electrical Services greater than 200 amps, PROVIDE ELECTRICAL LOAD CALCULATIONS. NEC 220.
11. Provide electrical load calculations for the service and each sub-service panel. NEC 220.
12. Provide an ELECTRICAL SINGLE LINE DIAGRAM for Services larger than 200 amps.

O. Plumbing Plan

1. Provide a single line gas-piping diagram; include all gas burning appliances and BTUs of each appliance, show pipe *lengths* and *sizes* from gas meter to each branch line and to each appliance. (UPC Table 12-1, Table 12-3, 1217.1).
2. Show type of gas piping. (UPC 1210.1).
3. Do not place gas piping under slab. (UPC 1211.3, Policy 88-6).
4. Provide approved detail for gas piping to kitchen island gas cook top. (UPC 1211.3).
5. Show all water piping materials. (UPC 604.1).
6. Show all sewer piping materials. (UPC 701.1).
7. Provide low flow plumbing fixtures. (UPC 402.3-6).

P. Fire Sprinklers

1. Provide fire sprinklers per (R324. *amnd.*).

[illegible]

REQUIRED RESIDENTIAL NOTES

The following notes shall be incorporated into the plans. If these notes are reproduced on the plans as a block, it will facilitate the review of the project. The notes are available in a dwg format and can be downloaded from.

www.scottsdaleaz.gov/design/DetailDrawings/DesignDetails.asp

PLACE THE FOLLOWING REQUIRED NOTES ON THE DRAWINGS:

Governing Building Codes All construction shall comply with the following codes and amendments per their adopting ordinances:

2003 International Building Code	(ord. # 3505)
2003 International Residential Code	(ord. # 3505)
2003 International Mechanical Code	(ord. # 3506)
2003 International Fire Code	(ord. # 3507)
1999 National Electrical Code	(ord. # 3413)
1994 Uniform Plumbing Code	(ord. # 2785) IAPMO Edition

- All products listed by ICC/N.E.R. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have an ICC approved evaluation report(s) or be approved.
- Exterior wall, bottom sill plates, shall be pressure treated or equal, and shall bear/extend minimum 6 inches above finish grade. (R319.1).
- Provide fire protection sprinkler system. (R903.2 as Amd.).
- Miscellaneous site structures, pools, spas, fences, site walls, retaining walls, and gas storage tanks require separate permits.
- Minimum one required exit for an occupant load of less than 10. (R311.4.1)
- All exits to be operable from the inside without the use of a key or special knowledge.
- Doors leading into house from garage shall be self-closing and tight fitting with gaskets and sweep (R309.1 Amd.).
- Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (R307.6)
- Provide roof attic ventilation per (RC 806.1)
- Minimum insulation shall be:
 - Walls with 15% glazing or less require minimum insulation of R-30 ceilings, and R-13 walls. Table N1102.1 amend.
 - Walls with 25% glazing or less require minimum insulation of R-38 ceilings, and R-19 walls. Table N1102.1 amend.
- Lumber shall bear an approved grading stamp (R502.1).
- Fire blocking shall comply with (R602.8) and be maximum 10 ft. O.C., horizontal or vertical.
- Floor-ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide the concealed space into approximately equal areas. Draft-stopping material shall comply with (R502.12)
- Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum ½" gypsum board. (R311.2.2)
- Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" **sag-resistant gypsum ceiling board**. Table R702.3.5 (d).
- Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum board shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacing exceeds 12 inches on center for ½ gypsum, and 16 inches on center for 5/8 gypsum (R702.4.2)

17. Plumbing fixtures shall comply with the following conservation requirements: UPC 402. *Amnd.*
 - a. Water closets-Tank type = 1.6 gal. /flush.
 - b. Shower heads- 2.75 gal. /minute.
 - c. Faucets- 3.0 gal. /minute, provide aerator.
18. Water treatment systems- shall be equipped with an automatic shutoff to prevent continuous flow when not in use.
19. Evaporative coolers shall have re-circulating pumps.
20. Provide an expansion tank at the water heater if a backflow preventer is or will to be installed on the water line or at the meter. (UPC Section 608.3).
21. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (UPC Section 410.7).
22. Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, not lower than 2" above the flood rim of the sink. (UPC 807.4).
23. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides in addition to being connected to the ductwork they serve.
24. The clothes dryer shall be provided with a 4-inch diameter exhaust duct to the exterior and shall not exceed a total length of 25 feet, unless an engineered duct system is provided. (M1501.3) The duct shall terminate not less than 3 feet from a property line or from openings into a building.
25. Provide **IC**-rated recessed light fixtures installed in insulated ceilings. (NEC 110-3(b), 41-66(b)).
26. Fixtures located in damp or wet locations shall be "listed" to be suitable for such location. (NEC 410-4).
27. Provide **GFCI** protection for receptacles within 6' of all lavatories, sinks and basins. (NEC 210-8).
28. Provide **GFCI** protected receptacles at all exterior, bathroom and garage locations. (NEC 210-8, -52.)
29. Provide a wall mounted **GFCI** protected receptacle outlet within 36" of a bathroom or powder room lavatory. (NEC 210-52(d)).
30. All circuits supplying receptacle outlets in bedrooms shall be **AFCI** protected. (NEC 210-12).
31. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (NEC 210-52 (a)).
32. Bathroom receptacle outlets shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets. (NEC 210-52 (d)).
33. Provide a separate 20-ampere branch circuit to the laundry. (NEC 210-11©, 210-52(f), 220-16(b)).
34. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (NEC 210-©(1), 210-52(b)(1), 220-16(a)).
35. The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining/breakfast areas or receptacles for supplemental equipment and lighting for gas-fired ranges, ovens, or counter-mounted units. (NEC 210-52 (b)(2)).
36. Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. (NEC 250-140).
37. Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service). (NEC 250-50, 250-66).
38. Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200-amp service). (NEC 250-50, 250-104).
39. All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal non-accessible, non-current-carrying metal parts shall not be bonded. (NEC 680-73).

CITY OF SCOTTSDALE
SINGLE FAMILY RESIDENCE
WATER METER SIZE
 revised 12/95



Plan Check # _____

Date : _____

To determine your water meter fee, your water development fee and your sewer connection fee, you must know the size of the water meter required for your residence. To determine the correct size, please provide the following essential information.

1) Total number of fixture units of all water-using outlets is:

<u>Type of Fixture</u>	<u>Fixture Unit Value</u>	<u>Number of Fixtures</u>	<u>Total Fixture Units</u>
Bidet	2 X	_____	= _____
Water Closet	3 X	_____	= _____
Shower	2 X	_____	= _____
Tub	2 X	_____	= _____
Lavatory	1 X	_____	= _____
Kithcen Sink	2 X	_____	= _____
Dishwasher	2 X	_____	= _____
Bar Sink	1 X	_____	= _____
Hose Bibbs (include only 2)	3 X	2	= 6
Laundry Sink	2 X	_____	= _____
Clothes Washer	2 X	_____	= _____
Evaporative Cooler	1 X	_____	= _____
Ice Maker	1 X	_____	= _____
Other *	_____ X	_____	= _____
TOTAL			= _____

*Water supply outlets for items not listed above shall be computed at their maximum demand or according to the size of the supply pipe as indicated in the Uniform Plumbing Code; whichever is greater.

2) Total length of the water line from the water meter to the farthest water-using outlet/fixture

is _____ lineal feet.

3) Local water service pressure is _____ pounds per square inch (psi).

Note: It is your responsibility to obtain a water pressure field test at your site or as near to your site as possible. Your building permit **cannot be issued** until you have done so.

Note: An approved type pressure regulator preceded by an adequate strainer shall be installed and the pressure reduced to eighty (80) psi or less.

 (Print) Name & Title

 Signature

 Date

to be completed by plan reviewer:

Size of Meter: _____ Size of Building Supply _____

This does NOT permit the violation of any section of any federal, state or local regulations.

When approved by the City of Scottsdale, the Applicant must deliver a copy of this form, or the City approved plans, to the Fire Sprinkler Designer to use in the calculation of the fire sprinkler system. Verification of the Meter size must accompany Fire Sprinkler plans submitted for review.

**CITY OF SCOTTSDALE
SINGLE FAMILY DWELLINGS
TRUSS DESIGN REVIEW WAIVER**



This certificate may be used in lieu of city review of prefabricated trusses for single family residences.

Subdivision:	
Address:	
Plan Check No.:	Standard Plan No.:

As the registered professional in charge of structural design of the building, I will review the selected 'approved' fabricator's truss designs and related connections, and subsequent revisions provided to me, for compatibility with the above referenced project, and affix my shop drawing stamp or other means of identification.

(Print) Reg. Professional in Charge of Bldg.Plans

SEAL
(Signature & Date)

As the Owner/Applicant/Authorized agent, I agree that all truss design information will be provided to the registered professional in charge of the structural design of the building, for review, including the use of alternate fabricators, variations in design from the original trusses or change in placement.

(Print) Name & Title

Signature

Date

NOTE: Truss design sheets shall be signed, sealed and dated within the current code year by an Arizona registrant. Engineered truss designs, reviewed by the design professional in charge of the building structural design, shall be attached to the field set of City reviewed plans prior to the trusses being set in place.

This does NOT permit the violation of any section of the Uniform Building Code or any federal, state or local regulations.

CITY OF SCOTTSDALE
PLANNING & DEVELOPMENT DEPARTMENT



WAIVER OF REQUIREMENT FOR SOILS TESTING

This certificate may be used in lieu of providing soils reports for single family residences.

Project Name :	Plan Check No.:
Address :	

To be filled in and signed by **Owner** before a building permit is issued.

I (owner) _____ hereby request waiver of the requirement that the City of Scottsdale be provided with a soil test report specifying bearing soil capacities and classifications of soil for my prospective building lot / site.

I hereby certify the following:

All footings, including isolated column footings shall be located with their bearing at eighteen inches (18") minimum below lowest adjacent undisturbed soil or engineer certified compacted grade within 5'-0" and shall be:

- a.) **Provided with** a minimum effective soil bearing capacity of one thousand five hundred pounds per square foot (1500 psf).
- b.) **Designed for** a maximum effective bearing pressure of one thousand five hundred pounds per square foot (1500 psf).

Furthermore, the City of Scottsdale, Arizona will be held harmless for any damage resulting from insufficient bearing pressure, expansive soil or any other soil problems.

Owner or / Agent (If agent: title, relationship to project, and furnish letter signed by owner authorizing you as agent)

Print _____

Signature _____ Date _____

This does NOT permit the violation of any section of the Uniform Building Code or any federal, state or local regulations.

Distribution: Owner
 Plan Check File

REV 09/13/95



CITY OF SCOTTSDALE SECTION 404 CERTIFICATION FORM

Before the City issues development permits for a project, the developer's Engineer or the property owner must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. Section 404, administered by the U.S. Army Corps of Engineers (COE), regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.

Prior to submittal of improvement plans to Project Review the form below must be completed (and submitted with the improvement plans) as evidence of compliance.

Certification of Section 404 Permit Status

Owner's Name: _____ Phone No. _____

Project Name/Description: _____ Case No. _____

Project Location/Address: _____

A registered Engineer or the property Owner must check the applicable condition and certify by signing below that:

1. Section 404 does apply to the project because there will be a discharge of dredged or fill material to waters of the U.S., and:

☐ **a: A Section 404 Permit has already been obtained for this project.**

-or-

☐ **b: This project qualifies for a "Nationwide Permit," and this project will meet all terms and conditions of the applicable nationwide permit.**

2. Section 404 does not apply to the project because:

☐ **a: No watercourses or other waters of the U.S. exist on the property.**

☐ **b: No jurisdictional waters of the U.S. exist on the property. Attached is a copy of the COE's Jurisdictional Determination.**

☐ **c: Watercourses or other waters of the U.S. do exist on the property, but the project will not involve the discharge of dredged or fill material into any of these waters.**

I certify that the above statement is true.

Engineer's Signature and Seal, or Owner's Signature

Date

Title

Company

notice

PLAN SUBMITTAL REQUIREMENTS FOR PROJECTS INCORPORATING RETAINING WALLS

All private project development plans

in the "building review" sets of plans :

include retaining wall details and calculations, and a copy of the civil grading site plan with any retaining walls or other structures called out. Retaining walls must have the top of wall and top of footing elevations noted.

in the "civil review" sets of plans :

the civil grading site plan must have any retaining walls or other structures called out. Retaining walls must have the top of wall and top of footing elevations noted. Any change in site grading that affects the height or configuration of retaining walls will be transmitted to the person reviewing the building plans.

City infrastructure, subdivisions and development projects without buildings

include details and calculations of retaining walls and other structures in the "civil review sets of plans.

Fees (onsite private development) :

Bridges	one-half building square foot fee except for minimum
----------------	---

Retaining Walls :	same as fence fee - lineal feet
--------------------------	--

NOTICE

9/28/99

BENCHMARKS ON IMPROVEMENT PLANS

Effective immediately: All improvement plans must contain a City of Scottsdale NAD 88 Benchmark on the Cover Sheet, with an elevation equation as required. All improvement plans must also contain a statement certifying the datum used for all elevations represented on the plans. This certification shall be included on the plan Cover Sheet immediately below the Benchmark and shall state one of the following:

I hereby certify that all elevations represented on this plan are based on the elevation datum for the City of Scottsdale Benchmark provided above.

OR:

I hereby certify that all elevations represented on this plan are based on the elevation datum equation to the City of Scottsdale Benchmark as provided above.

In addition, all plans that include an occupiable structure, residential for non-residential, shall continue to be required to provide a Lowest Floor elevation on the plans, including the Engineers Certification. The format for the Lowest Floor elevation shall be as follows: L.F.₈₈ = XXXX.YY, where the complete elevation is stated (e.g. 2695.67, not 95.67 or 695.67) and shall be based on the NAD 88 elevation datum not an equated datum for the site.

8" X 16" PLASTER BLOCK

9' - 4" O.C. MAX

4" MASONRY FENCE
(DOOLEY FENCE)

MATERIALS :

CONCRETE REINFORCING CMU	$f'_c = 2500$ psi
MORTAR	$f_y = 40,000$ psi
GROUT	$f_m = 1350$ psi
DUROWALL	ASTM TYPE S
	$f_c = 2000$ psi
	$f_y = 80,000$ psi

ASTM TYPE S
 $f'_c = 2000$ psi
 $f'_m = 1350$ psi
 $f'_y = 40,000$ psi
 $f'_c = 2500$ psi

SECTION

MINIMUM STANDARD

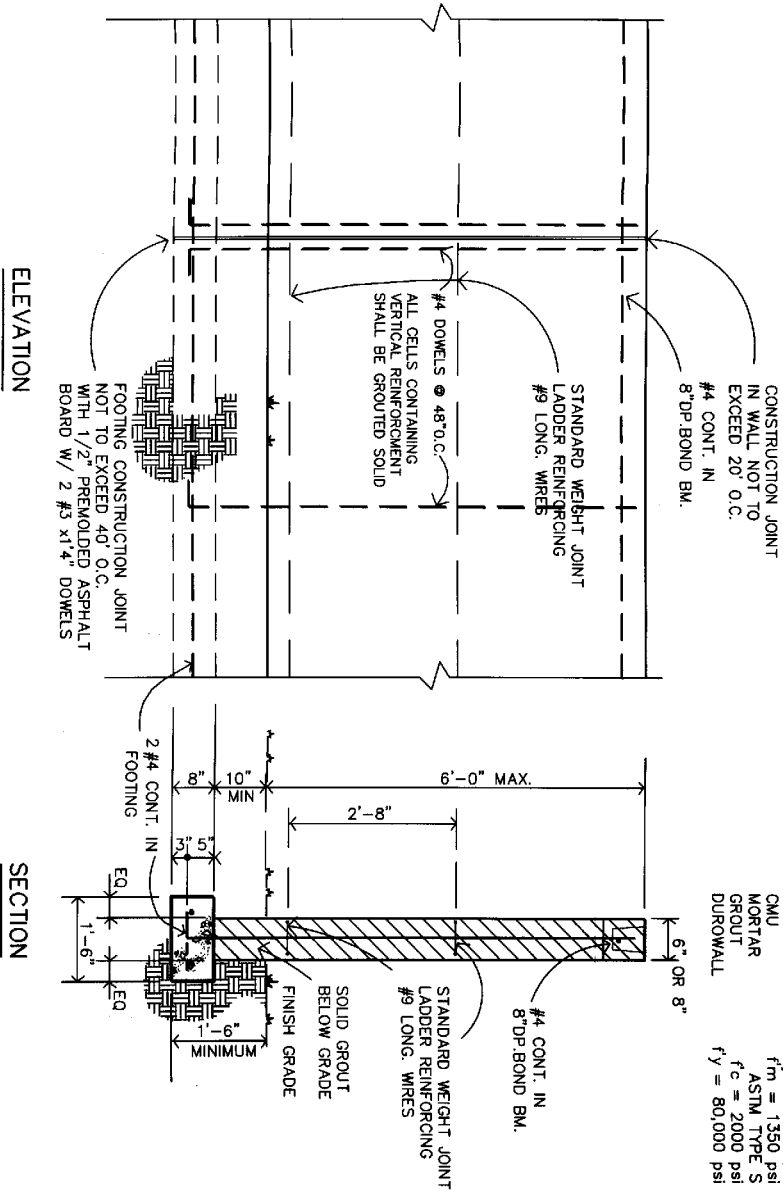
YEAR 2000

6" or 8" MASONRY FENCE WALL

MATERIALS :

CONCRETE
 REINFORCING
 CMU
 MORTAR
 GROUT
 DUROWALL

$f'_c = 2000 \text{ psi}$
 $f_y = 40,000 \text{ psi}$
 $f'_m = 1350 \text{ psi}$
 ASTM TYPE S
 $f'_c = 2000 \text{ psi}$
 $f_y = 80,000 \text{ psi}$



CITY OF SCOTTSDALE

MINIMUM STANDARD

City of Scottsdale

Single Family Engineering Checklist

THE ITEMS ON THIS CHECKLIST ARE THE MINIMUM REQUIREMENTS FOR A SINGLE FAMILY PLAN SUBMITTAL. ALL PLANS ARE UNIQUE. THE PLAN REVIEWER MAY REQUIRE ADDITIONAL INFORMATION.

(REVISED 2/4/00)

- 1) Plan sheet size 24" x 36" only
- 2) Scale
 - a) Written
 - b) Graphic
- 3) Acceptable Plan Scales
 - a) 1"=10'
 - b) 1"=20'
 - c) 1/8"=1'
- 4) Vicinity Map
 - a) North arrow
 - b) 2 major cross streets
- 5) North arrow orientation to top or right-hand side of sheet
- 6) Legal Description
 - a) Subdivision (Maricopa County Record (MCR) Number, Book, Page)
 - b) Metes and Bounds (full legal description)
 - c) Assessor's Parcel Number (APN)
- 7) Site address
- 8) City of Scottsdale Quarter Section Number
- 9) Parcel Zoning
- 10) Name, address, and phone number for
 - a) Owner
 - b) Designer or Architect
 - c) Engineer
- 11) Legend
 - a) Symbols
 - b) Abbreviations
- 12) Blue Stake Note
- 13) a) Show closest Benchmark per City of Scottsdale Database
http://www.ci.scottsdale.az.us/inspections/hv_search.asp *Benchmarks that are not on the list will not be accepted by Project Review.*
b) Provide benchmark certification statement on the plans.
- 14) Lot dimensions and bearings, adjacent Lot numbers, tracts
- 15) Show all existing
 - a) Right of Ways
 - b) Easements
- 16) Show all proposed
 - a) Right of Ways
 - b) Easements
 - c) Provide legal description
 - d) Provide legal graphic
 - e) Provide signed and notarized dedication form(s)
 - f) Title report dated within 3 months
 - g) Consent to easement form, signed and notarized
- 17) Flood Zone Information
 - a) FEMA block (on ALL plans)
 - b) Engineer's Certification Statement (if any lowest floor elevations are being set by the plan).
- 18) Seal, signature, and date on all sheets provided by an Arizona registered
 - a) Civil Engineer for grading and drainage plans
 - b) Architect for site plans where major grading, pad elevations, and lowest floor elevations were set previously by a subdivision grading and drainage plan.
- 19) Show existing topography
 - a) Show 2' minimum interval contours for lots with more than 2' of fall across lot
 - b) Show top of curb, back of curb, or edge of road elevations at lot corners for lots with less than 2' of fall across lot
- 20) Show proposed grading on all plans (**pre-graded lots still require fine grading**)
 - a) Flow lines
 - b) Slopes
 - c) Breakpoints
 - d) Positive drainage away from structures, (5% min. for 10 feet)
- 21) Show lowest floor elevations for all areas of all structures.
 - a) For subdivisions with grading and drainage plans for lots, the elevations have been approved on the subdivision plan.
 - b) For custom lots or metes and bounds, must be set and certified by a Civil engineer or Architect.
 - c) List as L.F.₈₈ for lowest floor in relation to the 1988 North America Datum (NAD 88)
- 22) Drainage report required for
 - a) Metes and Bounds properties

- b) Special drainage features on the lot (pipes, culverts, channels)
- c) Grading in a wash
- d) Areas where no drainage study has been done
- e) Verification of Q 100 shown on the plans. Provide calculations.
- f) Other

23) Show the following drainage information on the plan

- a) Show Q_{100} (flow rate) and v_{100} (velocity) for all channels entering and leaving the lot.
- b) Velocities over 5fps require that the channels be protected from erosion
- c) Show washes dedicated as Drainage Easements.
 - i) Washes with >50 cfs capacity and north of the Central Arizona Project canal
 - ii) Washes with >25 cfs capacity and south of the Central Arizona Project canal
- d) Use arrows to show lot drainage direction on entire parcel for lots less than 2.5 acres IN ADDITION to contours or topography
- e) Show cross sections for drainage ways
 - i) Dimension to footings, walls, structures
 - ii) Show proposed and existing 100 year high water elevation (HWE)
 - iii) To show clearly how to construct this feature
- f) Show weep holes or drainage openings in walls

24) Complete and submit Section 404 Certification Form

- a) To be signed by engineer if plan is prepared by an engineer
- b) To be signed by owner if plan is not prepared by an engineer

25) Water and sewer mains

- a) Show and label existing mains with size and location
- b) Show and label proposed mains with size and location
 - i) To be reviewed and approved by a separate Civil Review plan (show cross referenced plan review number on SFR plan)

26) Water and sewer service

- a) For existing water meter and sewer tap show, label and dimension to lot corner
- b) For proposed water meter and sewer tap show, label and dimension to lot corner, call out MAG installation details

27) Show manholes with rim elevations

- a) Upstream from sewer tap
 - i) If rim elevation is higher than lowest floor elevation, a backwater device is required on the sewer service line.
- b) Downstream from sewer tap

28) Show location of septic system, leach fields, and other facilities

- a) To be located 50' away from top of bank of any drainage way/drainage easements
- b) To be located in front or to side of lot for future connection to sewer
- c) May not be located within Natural Area Open Space (NAOS) area.
- d) Must submit approval page from Maricopa County Health Department
- e) Note on plan: *Septic System Per Maricopa County Health Department Permit # X.*

29) Show and dimension to nearest fire hydrant in all cases.

30) Driveways

- a) Show and label 50' minimum distance from centerline to centerline for return-type driveways
- b) Show and label 50' minimum distance from centerline of driveway to projected right-of-way line (applies to lots at corners and "T" intersections)
- c) Show and label 5' minimum from edge of driveway to property line at right-of-way
- d) Driveways greater than 150' in length require a special turnaround for fire trucks or approval from Rural Metro
- e) Maximum slope on driveways is 12%
- f) Maximum width at right-of-way is 16' for
 - i) all front entry garages with a setback greater than 40'
 - ii) all side entry garages
- g) Maximum driveway width at right-of-way is 24' for
 - i) 2 car front entry garages with a setback between 20' and 40'

- ii) 3 car front entry garages with a setback between 30' and 40'
- h) Maximum driveway width at right-of-way is 30' for
 - i) 3 car front entry garage with a setback between 20' and 30'

31) Walls

1. Retaining walls

- a) Submit structural calculations, specs /wall detail if retaining 3 feet or more. Show construction dimensions and steel size.
- b) Show cross section with adjacent topography and drainage features
- c) Show Top of Wall and top of footing elevations
- d) Show pool retaining wall calcs and details if different than other walls. Clearly show which walls are to be constructed in each case.
- e) Provide a copy of the soils report.
- f) Provide a copy of a letter from the soils engineer stating that storm water may flow/be retained against the wall.
- g) Please use the original approved plan showing new walls with delta and clouds.

2. Fence walls

- a) Show all fence walls clearly. (Note: Fence walls cannot be built on-site in Scottsdale without drainage review and proper permitting.)

32) Slope Stability

- a) Submit soils report for slopes greater than 4:1
- b) Show, label and provide detail/callout for erosion protection

33) When submitting a plan for re-approval

- a) "Cloud" area where revision is on the plan
- b) Use a delta symbol to label the revision number and describe the revision



City of Scottsdale
Planning and Development Services

SINGLE FAMILY RESIDENTIAL RESUBMITTAL CHECKLIST

***THIS FORM AND REDLINES FROM PREVIOUS SUBMITTAL (S) MUST ACCOMPANY ALL RESUBMITTALS AND BE SEPERATED BY DISCIPLINE. INCOMPLETE RESUBMITTALS WILL NOT BE ACCEPTED**

PLANNING REVIEWER _____

ENGINEERING REVIEWER Xavier Castro

FIRE REVIEWER Jim McDaniel

EMAIL _____

EMAIL xcastro@ScottsdaleAZ.gov

EMAIL jmcdaniel@ScottsdaleAZ.gov

PLAN CHECK/PROJECT # _____ REVIEW ☐ 1 ☐ 2 ☐ 3 ☐ 4 and UP

DATE _____ PROJECT LOCATION _____

Single Family Review

Submit with next review:

- ☐ Revised site plans (3 copies)
 - ☐ Revised architectural set (1 set – elevation, foundation and floor plan)
 - ☐ Roof Plan
 - ☐ Complete/Current Title Policy/Report including Schedules A and B (no older than 3 months)
- Caution: The City does not accept Warranty Deeds.**
- ☐ Original Natural Area Open Space (N.A.O.S.) dedication form (completed by owners)
 - ☐ Revised Original Natural Area Open Space (N.A.O.S.) dedication form (completed by owners)
 - ☐ Original Consent to Easement form (completed by beneficiary as listed on Title. i.e. Bank)
 - ☐ Revised Original Consent to Easement form (completed by beneficiary as listed on Title. i.e. Bank)
 - ☐ Original Legal and graphic description of N.A.O.S. (8½” X 11”)
 - ☐ Revised Original Legal and graphic description of N.A.O.S. (8½” X 11”)
 - ☐ Original Right of Way (R.O.W.) dedication form
 - ☐ Original Legal and graphic description of R.O.W. 8½” X 11”)
 - ☐ Original Drainage Easement (D.E.) dedication form
 - ☐ Original Legal and graphic description of D.E. (8½” X 11”)
 - ☐ Drainage Report
 - ☐ Other

Fire Review

- ☐ Revised site plans (1 copy)
- ☐ Show hydrant location
- ☐ Provide gradient slope access notes on plans
 - a. 0-12%
 - b. 12.1-15%
 - c. 15.1-18%
- ☐ Provide approved turnaround at residence
- ☐ Provide vehicle turnout areas (driveway over 300 ft. long)
- ☐ Provide attic protection and patio sprinklers
- ☐ Provide operational platform at residence

Comments:

Planning Review

- ☐ 1. Provide zoning. If R-4, R-4R, R-5, provide documentation (DR or staff approval case #) of architectural elevation approval.
- ☐ 2. Net lot area
- ☐ 3. Vicinity map
- ☐ 4. Name, address and phone # of architect, engineer and owner on plan.
- ☐ 5. Complete legal description **and** site address.
- ☐ 6. North arrow
- ☐ 7. Written and graphic scale (1"=10', 1"=20' or 1/8"=1')
- ☐ 8. Lot dimensions
- ☐ 9. Identify existing **and** proposed ROW dimensions **and** improvements.
- ☐ 10. Identify **and** dimension all easements.
- ☐ 11. Show required setbacks.
- ☐ 12. Show actual setbacks (property line to structure, and all distances between structures).
- ☐ 13. Provide **all** wall and retaining wall heights, both existing and proposed by elevation or footage.
- ☐ 14. Identify lowest finished floor elevations on plan (**88 Datum**).
- ☐ 15. Provide top of curb (if no curb, provide edge of road/pavement) for Non ESL/HD zoning.
- ☐ 16. Call out height and/or elevation of roof parapets and ridges on the elevation sheet.
- ☐ 17. **NOTE:** Pool approved through separate permit.
- ☐ 18. **NOTE:** All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1' above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show the location of equipment on the site plan.
- ☐ 19. **NOTE:** Guesthouse shall never be offered for rent. Guesthomes on lots under 35,000 sq. ft. may not provide cooking facilities.
- ☐ 20. Comply with the City of Scottsdale Native Plant Ordinance. Show location of all protected species on a site plan. Provide native plant inventory as performed by a City of Scottsdale approved salvage contractor. Identify the name of the salvage contractor.

Additional requirements for ESLO areas

- ☐ 21. Provide topography at minimum 2' intervals.
- ☐ 22. Show NAOS location on site plan.
- ☐ 23. NAOS a minimum **30'** in width (20' adjacent to roadways) and minimum **4000** sq. ft. contiguous area.
- ☐ 24. Show all utility locations and service connections to structure including: water, sewer, septic and all dry utilities. (If connections encroach into NAOS, 5' of reveg. to be shown on each side of utility line and accounted for in data table.)

- ☐ 25. **Note** square footage of required and provided NAOS including undisturbed and disturbed percentage calculations.
- ☐ 26. Undisturbed NAOS minimum is 70%; disturbed NAOS maximum is 30%. Reveg NAOS is applied at 100% credit.
- ☐ 27. **Note** landform classification (Lower Desert, Upper Desert, Hillside).
- ☐ 28. Cuts and fills exceeding 8' require staff or DRB approval. Provide evidence of approval with case # on plan and cross section(s).
- ☐ 29. **Note** all boulders or boulder features that meet the requirements per zoning ordinance definitions (3.100).
- ☐ 30. Include 1991 ESLO notes on plan if site located in Upper Desert or Hillside landforms.
- ☐ 31. Provide title report to demonstrate proof of ownership and any liens or encumbrances on the property no older than 90 days. *Caution: The City does not accept Warranty Deeds.*
- ☐ 32. Provide **original** NAOS easement dedication form to be signed and notarized by owner(s).
- ☐ 33. Provide **original** 8 ½" by 11" legal description and exhibit for NAOS sealed by a registered professional.
- ☐ 34. Provide **original** consent to NAOS easement form signed and notarized by any and all beneficiary (s) as listed in the title report.

Additional requirements for ESLO amended adopted 2004

(see ESLO exemption schedule at www.ScottsdaleAZ.gov/codes/ESLO)

- ☐ 35. NAOS located in "high priority" areas (washes, continuity with adjacent properties' NAOS, preservation of most significant natural features).
- ☐ 36. Washes of **50** cfs or greater flow identified and watercourse(s) **unaltered**. (If watercourse(s) are altered, provide evidence of approval with case # on plan.)
- ☐ 37. Building height at a maximum of **24'** measured from existing natural grade.
- ☐ 38. Site walls do not wall in NAOS from external view or disrupt the continuity of NAOS corridors. Solid walls may not be permitted to cross washes of 50 cfs or greater.
- ☐ 39. Site walls must be setback **15'** from side and rear property lines (0' if adjacent to NAOS or CA within a masterplan community). *Applies only to residential parcels containing 35,000 sq. ft.² or larger area.*
- ☐ 40. Identify the specific location of construction envelope on site plan. The construction envelope consists of area enclosed by a line extending 15' out from all disturbances on lot.
- ☐ 41. Identify all boulders or boulder features that exceed 6' in width and 6' in height.
- ☐ 42. Include 2004 ESLO notes in place of 1991 ESLO notes.

Additional requirements for Hillside District areas adopted 1977

- ☐ 43. Provide topography at minimum 2' intervals.
- ☐ 44. Show NAOS location on site plan.
- ☐ 45. No landform should be listed.
- ☐ 46. No ESLO notes on plan.
- ☐ 47. **Note** square footage of required and provided NAOS including undisturbed and disturbed percentage calculations.
- ☐ 48. Undisturbed NAOS minimum is 75%; disturbed NAOS maximum is 25%. Reveg NAOS is applied at 50% credit.
- ☐ 49. Show all utility locations and service connections to structure including: water, sewer, septic and all dry utilities. (If connections encroach into NAOS, 5' of reveg. to be shown on each side of utility line and accounted for in data table.)
- ☐ 50. Cuts and fills exceeding 4' to 8' depending on location require staff or DRB approval. Provide evidence of approval with case # on plan and cross section(s).
- ☐ 51. Provide title report to demonstrate proof of ownership and any liens or encumbrances on the property no older than 90 days. *Caution: The City does not accept Warranty Deeds.*
- ☐ 52. Provide **original** NAOS easement dedication form to be signed and notarized by owner(s).

- ☐ 53. Provide **original** 8 ½” by 11” legal description and exhibit for NAOS sealed by a registered professional.
- ☐ 54. Provide **original** consent to NAOS easement from signed and notarized by any and all beneficiary (s) as listed in the title report.

Additional requirements for Foothills Overlay (FO) areas – Section 6.1000

- ☐ 55. FO reflected in zoning classification.
- ☐ 56. Provide all wall types, heights and locations.
- ☐ 57. **Note** amount of area enclosed by walls and building.
- ☐ 58. **Note** actual setbacks for accessory buildings (to property line and distance between all structures).
- ☐ 59. **Note** total area under roof of all accessory buildings and the size of each individual accessory building in square feet.
- ☐ 60. Parking screened from view.
- ☐ 61. Add Foothills Overlay notes.

SCOTTSDALE SINGLE FAMILY PLAN REVIEW FEES

(EFFECTIVE JULY 1, 2003)

SINGLE FAMILY CUSTOM

Livable area with A/C	\$.28 Sq Ft
Covered area non A/C	\$.15 Sq Ft
Fences	\$.10 Ln Ft
Retaining walls	\$.10 Ln Ft

SINGLE FAMILY ADDITION

Livable area with A/C	\$.28 Sq Ft
Covered area non A/C	\$.15 Sq Ft

SINGLE FAMILY REMODEL

Livable area A/C	\$.28 Sq Ft x 30%
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SINGLE FAMILY STANDARD PLAN

Livable area with A/C	\$.28 Sq Ft
Covered area non A/C	\$.15 Sq Ft
Additional elevations(maximum 5)	\$66 each

ENGINEERING SITE REVIEW (per sheet)

DESERT FORM

	<u>NON / LOWER</u>	<u>UPPER</u>	<u>HILLSIDE</u>
Single Family G&D Plan	\$576	\$613	\$635

MISC PLAN REVIEWS

Native plant	\$66 per hour
Fence only	\$66 Per hour + \$.10 LF
Retaining walls only	\$66 Per hour + \$.10 LF
Revision to approved plan	\$66 per hour
Revision to Civil Plan	Per sheet fee
Expedite review	\$189 per hour
Minimum review	\$66 per hour

SCOTTSDALE MISC PLAN REVIEW FEES**(EFFECTIVE JULY 1, 2003)****MISC PLAN REVIEW FES**

Expedite Review	\$189 per hour		
After 3rd review	50% of original fee		
Revisions to approved civil plans (per sheet)	<u>NON / LOWER</u>	<u>UPPER</u>	<u>HILLSIDE</u>
	\$576	\$613	\$635
Revision to approved building plans	\$66 per hour		
Expedite Review	\$189 per hour		
Minimum plan review	\$66 per hour		
Native plant review	\$66 per hour		
Fence only	\$66 per hour + \$.10 LF		
Retaining walls	\$66 per hour + \$.10 LF		

PLAT FEES

Preliminary plat	\$2,000 + \$13.50 per lot
Revision to Preliminary Plat	\$1,000 + \$6.75 per lot
Final plat	\$4,000 + \$125 per lot
Replat/amendments	\$2,000 + \$63 per lot

LOT TIE/LOT SPLIT

Per sheet fee as per land form	<u>NON / LOWER</u>	<u>UPPER</u>	<u>HILLSIDE</u>
	\$576	\$613	\$635

POOLS & SPAS

Pool	\$66 per hour
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RECORDATION FEES

Plats, Maps of Dedication & Land Division	\$63 per sheet
Document recording	\$19 per sheet
Re-recording for errors	\$61 per sheet

SIGNS

0-20 Sq Ft	\$31
21-30 Sq Ft	\$64
31 Sq Ft & over	\$95

RELEASE OF EASEMENT

\$825

SCOTTSDALE SINGLE FAMILY PERMIT FEES
(EFFECTIVE JULY 1, 2003)

SINGLE FAMILY CUSTOM

Livable area with A/C	\$.52 Sq Ft
Coverd area non A/C	\$.26 Sq Ft
Base fee	\$135
Certificate of Occupancy	\$107
GIS Asbuilt fee	\$214
Lowest floor certification	\$195

SINGLE FAMILY ADDITION

Livable area with A/C	\$.52 Sq Ft
Covered area non A/C	\$.26 Sq Ft
Base fee	\$135
Certificate of Occupancy	\$107
GIS asbuilt fee	\$214
Lowest floor certification	\$195

SINGLE FAMILY REMODEL

Livable area with A/C	\$.52 Sq Ft x 30%
Covered area non A/C	\$.26 Sq Ft
Base fee	\$135

SINGLE FAMILY DETACHED STRUCTURE

Livable area with A/C	\$.52 Sq Ft
Covered area non A/C	\$.26 Sq Ft
Base fee	\$135
Planning inspection	\$107
GIS asbuilt fee	\$214
Lowest floor certification	\$195

SINGLE FAMILY STANDARD PLAN

Livable area with A/C	\$.52 Sq Ft
Covered area non A/C	\$.26 Sq Ft
15% Admin site review fee	Varies based on Sq Ft
Base fee	\$135
Certificate of Occupancy	\$107
GIS asbuilt fee	\$214
Lowest floor certification	\$195

FENCE WALLS

Linear footage	\$.14 LF (\$66 minimum)
Site review	15% of linear footage
Base fee	\$135

RETAINING WALLS

Linear footage	\$1.42 LF (\$118 minimum)
Base fee	\$135

SCOTTSDALE MISC PERMIT FEES
(EFFECTIVE JULY 1, 2003)

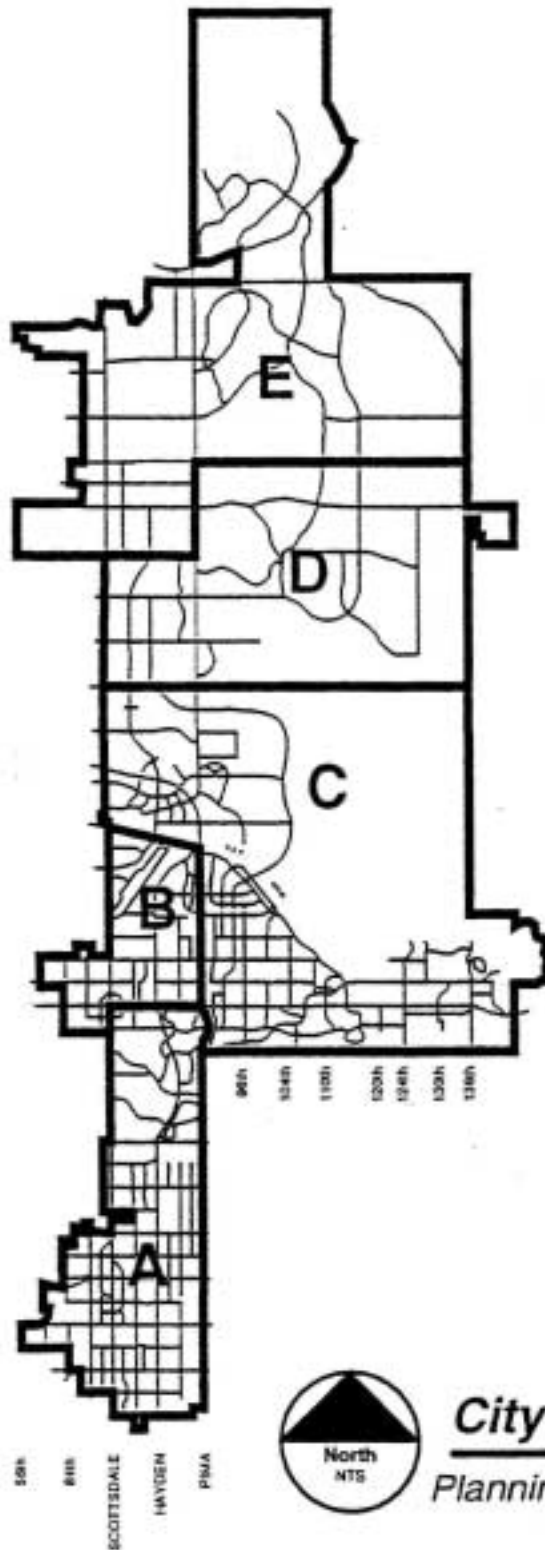
MISC PERMIT FEES

After hours civil inspections(offsite)	\$189 per hour
After hours building inspections	\$66 per hour(minimum 2 hours)or \$132
Reinspection	\$66
Demolition permit	\$66 per discipline or \$196
Encroachment permit	\$135 base fee + quantity fees from plans
Minimum permit (one discipline)	\$66
Minimum combination (all disciplines)	\$196
Multi permits using a Master permit	\$135 each
Native plant permit	\$27 + \$1.04 for each plant affected + \$162
Native plant permit modification	\$26 + \$1.04 for each plant affected + \$162
Native plant relocation methodology	\$27
Spa	\$83 + 15% Admin fee + Planning Inspection \$107 + \$135 base fee
Swimming pools	\$.44 sq ft + 15% Admin fee + Planning Inspection \$107 + \$135 base fee
Special event permit	\$64
Temporary power pole	\$66
Water heaters	\$35
Wide load permits	\$24

SIGNS

0 - 10 Sq Ft	\$77 + \$135 base fee
11 - 20 Sq Ft	\$180 + \$135 base fee
21 - 30 Sq Ft	\$250 + \$135 base fee
31 Sq Ft and over	\$342 + \$135 base fee
Grand opening banner	\$25 + \$135 base fee
Horizontal banner	\$150
Vertical banner	\$150

JENNY LYNN
 CIRCLE MOUNTAIN
 HONDA BOW
 ROCKAWAY HILLS
 DESERT HILLS
 JOY RANCH
 STAGECOACH PASS
 CAREFREE HWY.
 DOVE VALLEY
 LONE MOUNTAIN
 OOLITA
 DYNAMITE
 JOMAX
 HAPPY VALLEY
 PINACLE PEAK
 DEER VALLEY
 BEARDSLEY
 OUTER LOOP
 FRANK LLOYD
 WRIGHT BLVD.
 GREENWAY
 THUNDERBIRD
 SWEETWATER
 CACTUS
 CHOLLA
 SHEA
 DOUBLE TREE
 MCCORMICK
 INDIAN BEND
 McDONALD
 CHAPARRAL
 CAMELBACK
 INDIAN SCHOOL
 THOMAS
 McDOWELL
 McKELLIPS



City Of Scottsdale
 Planning Zones

DEVELOPMENT FEE TABLE 2003-04

Effective July 1, 2003 - June 30, 2004

TABLE #8: SINGLE - FAMILY									SINGLE - FAMILY						
Net Lot Size		ZONE A							ZONE B - E						
* (Total Lot Size - NAOS)		Water Develop.	Admin. 0.46%	Water Resources	Admin. 0.46%	Sewer Develop.	Admin. 0.46%	Total Fees	Water Develop.	Admin. 0.46%	Water Resources	Admin. 0.46%	Sewer Develop.	Admin. 0.46%	Total Fees
Minimum Sq. Ft.	Maximum Sq. Ft.														
<	3,999	\$ 305	\$ 1.40	\$ 311	\$ 1.43	\$ 722	\$ 3.32	\$ 1,344.15	\$ 1,312	\$ 6.04	\$ 357	\$ 1.64	\$ 2,228	\$ 10.25	\$ 3,914.93
4,000	5,499	\$ 470	\$ 2.16	\$ 479	\$ 2.20	\$ 722	\$ 3.32	\$ 1,678.68	\$ 2,019	\$ 9.29	\$ 550	\$ 2.53	\$ 2,228	\$ 10.25	\$ 4,819.07
5,500	6,999	\$ 524	\$ 2.41	\$ 535	\$ 2.46	\$ 864	\$ 3.97	\$ 1,931.84	\$ 2,239	\$ 10.30	\$ 610	\$ 2.81	\$ 2,668	\$ 12.27	\$ 5,542.38
7,000	8,499	\$ 579	\$ 2.66	\$ 591	\$ 2.72	\$ 864	\$ 3.97	\$ 2,043.35	\$ 2,459	\$ 11.31	\$ 670	\$ 3.08	\$ 2,668	\$ 12.27	\$ 5,823.66
8,500	11,799	\$ 634	\$ 2.92	\$ 646	\$ 2.97	\$ 864	\$ 3.97	\$ 2,153.86	\$ 2,679	\$ 12.32	\$ 730	\$ 3.36	\$ 2,668	\$ 12.27	\$ 6,104.95
11,800	17,299	\$ 861	\$ 3.96	\$ 878	\$ 4.04	\$ 991	\$ 4.56	\$ 2,742.56	\$ 3,636	\$ 16.73	\$ 991	\$ 4.56	\$ 3,060	\$ 14.08	\$ 7,722.37
17,300	22,799	\$ 1,089	\$ 5.01	\$ 1,110	\$ 5.11	\$ 991	\$ 4.56	\$ 3,204.68	\$ 4,592	\$ 21.12	\$ 1,251	\$ 5.75	\$ 3,060	\$ 14.08	\$ 8,943.95
22,800	43,559	\$ 1,316	\$ 6.05	\$ 1,342	\$ 6.17	\$ 1,063	\$ 4.89	\$ 3,738.11	\$ 5,549	\$ 25.53	\$ 1,512	\$ 6.96	\$ 3,280	\$ 15.09	\$ 10,388.58
43,560	87,119	\$ 1,675	\$ 7.71	\$ 1,708	\$ 7.86	\$ 1,063	\$ 4.89	\$ 4,466.46	\$ 6,885	\$ 31.67	\$ 1,876	\$ 8.63	\$ 3,280	\$ 15.09	\$ 12,096.39
87,120	130,679	\$ 2,033	\$ 9.35	\$ 2,073	\$ 9.54	\$ 1,094	\$ 5.03	\$ 5,223.92	\$ 8,221	\$ 37.82	\$ 2,240	\$ 10.30	\$ 3,378	\$ 15.54	\$ 13,902.66
130,680	174,239	\$ 2,391	\$ 11.00	\$ 2,438	\$ 11.21	\$ 1,094	\$ 5.03	\$ 5,950.24	\$ 9,557	\$ 43.96	\$ 2,604	\$ 11.98	\$ 3,378	\$ 15.54	\$ 15,610.48
174,240	217,799	\$ 3,074	\$ 14.14	\$ 3,135	\$ 14.42	\$ 1,094	\$ 5.03	\$ 7,336.59	\$ 12,287	\$ 56.52	\$ 3,348	\$ 15.40	\$ 3,378	\$ 15.54	\$ 19,100.46
217,800	>	1a.		2a.		\$ 1,094	\$ 5.03		1b.		2b.		\$ 3,378	\$ 15.54	
1a. \$3,074 plus \$15.68/1000 sq.ft. > 217,800 2a. \$3,135 plus \$15.99/1000 sq. ft. > 217,800									1b. \$12,287 plus \$62.69/1000 sq.ft. > 217,800						
* Net lot size and fees may be reduced by dedicating Natural Area Open Space (NAOS) to the City.									2b. \$3,348 plus \$17.08/1000 sq. ft. > 217800						

TABLE #9: MULTI - FAMILY									MULTI - FAMILY						
Average Density per Dwelling Unit		ZONE A							ZONE B - E						
Minimum Sq. Ft.	Maximum Sq. Ft.	Water Develop.	Admin. 0.46%	Water Resources	Admin. 0.46%	Sewer Develop.	Admin. 0.46%	Total Fees	Water Develop.	Admin. 0.46%	Water Resources	Admin. 0.46%	Sewer Develop.	Admin. 0.46%	Total Fees
<	1,569	\$ 318	\$ 1.46	\$ 324	\$ 1.49	\$ 722	\$ 3.32	\$ 1,370.27	\$ 1,537	\$ 7.07	\$ 419	\$ 1.93	\$ 2,228	\$ 10.25	\$ 4,203.25
1,570	2,339	\$ 330	\$ 1.52	\$ 336	\$ 1.55	\$ 722	\$ 3.32	\$ 1,394.39	\$ 1,593	\$ 7.33	\$ 434	\$ 2.00	\$ 2,228	\$ 10.25	\$ 4,274.58
2,340	3,109	\$ 353	\$ 1.62	\$ 360	\$ 1.66	\$ 722	\$ 3.32	\$ 1,441.60	\$ 1,707	\$ 7.85	\$ 465	\$ 2.14	\$ 2,228	\$ 10.25	\$ 4,420.24
3,110	3,869	\$ 371	\$ 1.71	\$ 378	\$ 1.74	\$ 722	\$ 3.32	\$ 1,477.77	\$ 1,779	\$ 8.18	\$ 485	\$ 2.23	\$ 2,228	\$ 10.25	\$ 4,512.66
3,870	4,639	\$ 388	\$ 1.78	\$ 396	\$ 1.82	\$ 722	\$ 3.32	\$ 1,512.92	\$ 1,822	\$ 8.38	\$ 496	\$ 2.28	\$ 2,228	\$ 10.25	\$ 4,566.91
4,640	5,399	\$ 411	\$ 1.89	\$ 420	\$ 1.93	\$ 722	\$ 3.32	\$ 1,560.14	\$ 1,878	\$ 8.64	\$ 512	\$ 2.36	\$ 2,228	\$ 10.25	\$ 4,639.25
5,400	6,169	\$ 435	\$ 2.00	\$ 443	\$ 2.04	\$ 864	\$ 3.97	\$ 1,750.01	\$ 1,934	\$ 8.90	\$ 527	\$ 2.42	\$ 2,668	\$ 12.27	\$ 5,152.59
6,170	6,939	\$ 452	\$ 2.08	\$ 461	\$ 2.12	\$ 864	\$ 3.97	\$ 1,785.17	\$ 1,976	\$ 9.09	\$ 539	\$ 2.48	\$ 2,668	\$ 12.27	\$ 5,206.84
6,940	7,699	\$ 469	\$ 2.16	\$ 478	\$ 2.20	\$ 864	\$ 3.97	\$ 1,819.33	\$ 2,025	\$ 9.32	\$ 552	\$ 2.54	\$ 2,668	\$ 12.27	\$ 5,269.13
7,700	8,469	\$ 490	\$ 2.25	\$ 500	\$ 2.30	\$ 864	\$ 3.97	\$ 1,862.52	\$ 2,101	\$ 9.66	\$ 572	\$ 2.63	\$ 2,668	\$ 12.27	\$ 5,365.56
8,470	>	\$ 500	\$ 2.30	\$ 510	\$ 2.35	\$ 864	\$ 3.97	\$ 1,882.62	\$ 2,142	\$ 9.85	\$ 584	\$ 2.69	\$ 2,668	\$ 12.27	\$ 5,418.81

TABLE #10: NON - RESIDENTIAL									NON - RESIDENTIAL						
Estimated Usage		ZONE A							ZONE B - E						
Average Daily Gallons		Water Develop.	Admin. 2.04%	Water Resources	Admin. 2.04%	Sewer Develop.	Admin. 2.04%	Total Fees	Water Develop.	Admin. 2.04%	Water Resources	Admin. 2.04%	Sewer Develop.	Admin. 2.04%	Total Fees
Cost / Gallon / Day		\$ 1.52	\$ 0.03	\$ 1.55	\$ 0.03	\$ 7.93	\$ 0.16	\$ 11.22	\$ 7.34	\$ 0.15	\$ 2.00	\$ 0.04	\$ 24.48	\$ 0.50	\$ 34.51
Average daily gallons = estimated annual water usage divided by 365 days. Development fees = average daily gallons x cost per gallon per day.															

MISCELLANEOUS WATER METER/SERVICE FEES

<u>METER SIZE</u>		<u>METER ONLY</u>		<u>SERVICE ONLY</u>		<u>METER & SERVICE</u>
5/8"		\$70.00		\$380.00		\$450.00
3/4"		\$95.00		\$370.00		\$465.00
1"		\$140.00		\$400.00		\$540.00
1.5"		\$255.00		\$560.00		\$815.00
2"		\$320.00		\$690.00		\$1,010.00
3"		\$1,700.00		NA		NA
4"		\$2,700.00		NA		NA
6"		\$4,950.00		NA		NA
8"		\$7,100.00		NA		NA
METER & SERVICE IN THE COUNTY ADD 25% SURCHARGE						
FIRELINE 1-1/2" SERVICE				\$600.00		
FIRELINE 2" SERVICE				\$700.00		
REFUSE CONTAINER				\$86.10		
RECYCLE CONTAINER				\$61.71		
<u>MISCELLANEOUS SERVICES & CHARGES</u>						
Move Service & Meter or Meter Only				\$250.00		
Raise or Lower Service & Meter to Grade				\$80.00		
Repair Service line or Connection				\$80.00		
Bench Test of Meter (Malfunctioning)				\$0.00		
(Norman Functioning)				\$30.00		
Water Main Shut Down 12" or smaller				\$45.00		
		Over 12"		\$90.00		
Sewer Certificate:	Requiring Test			\$35.00		
	No Test			\$5.00		
Temporary Const Flow Meter Deposit				\$600.00		
For Hydrant Meters Contact Utility Billing at 480-312-2461						